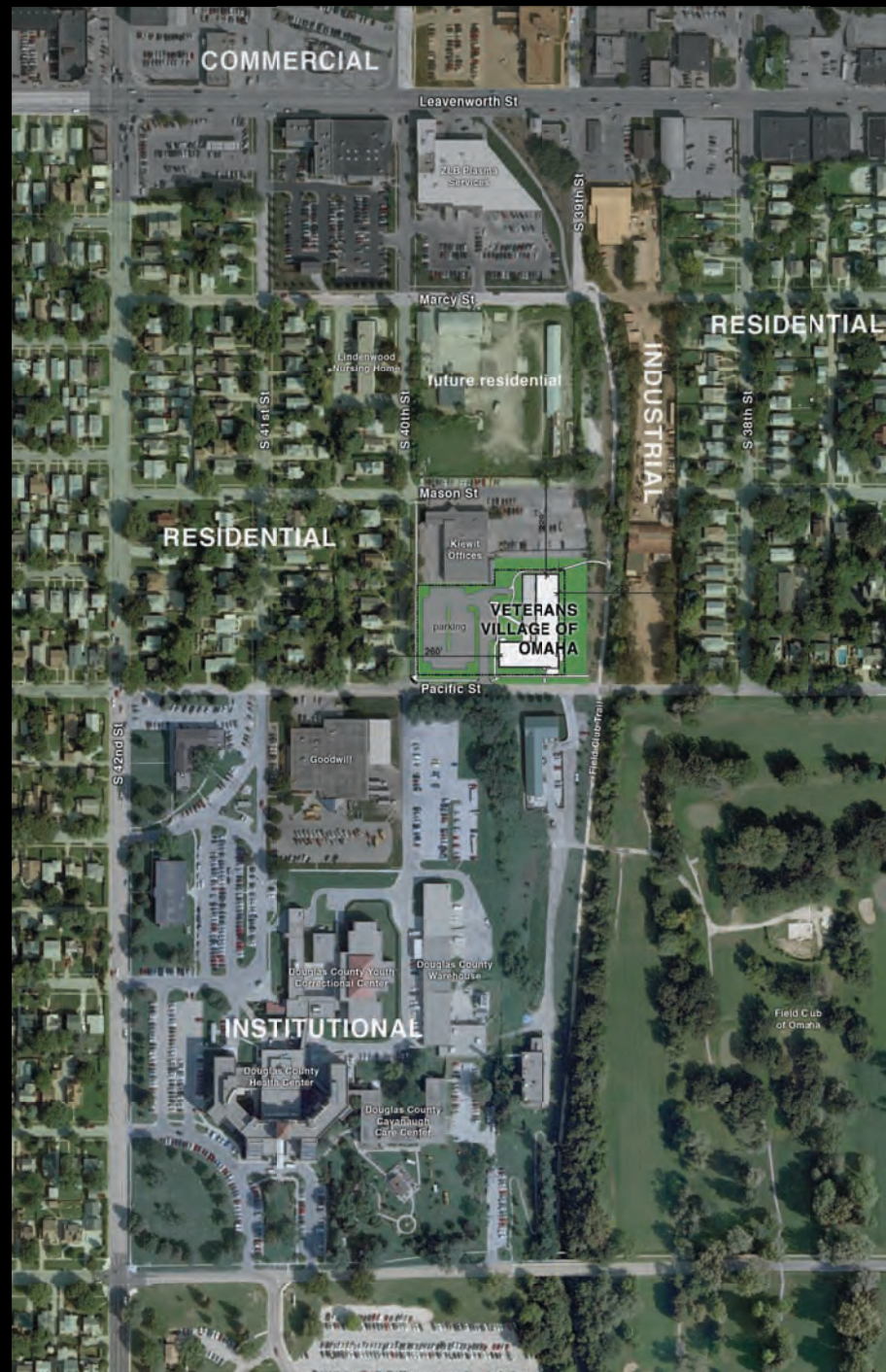


# Veterans Village of Omaha

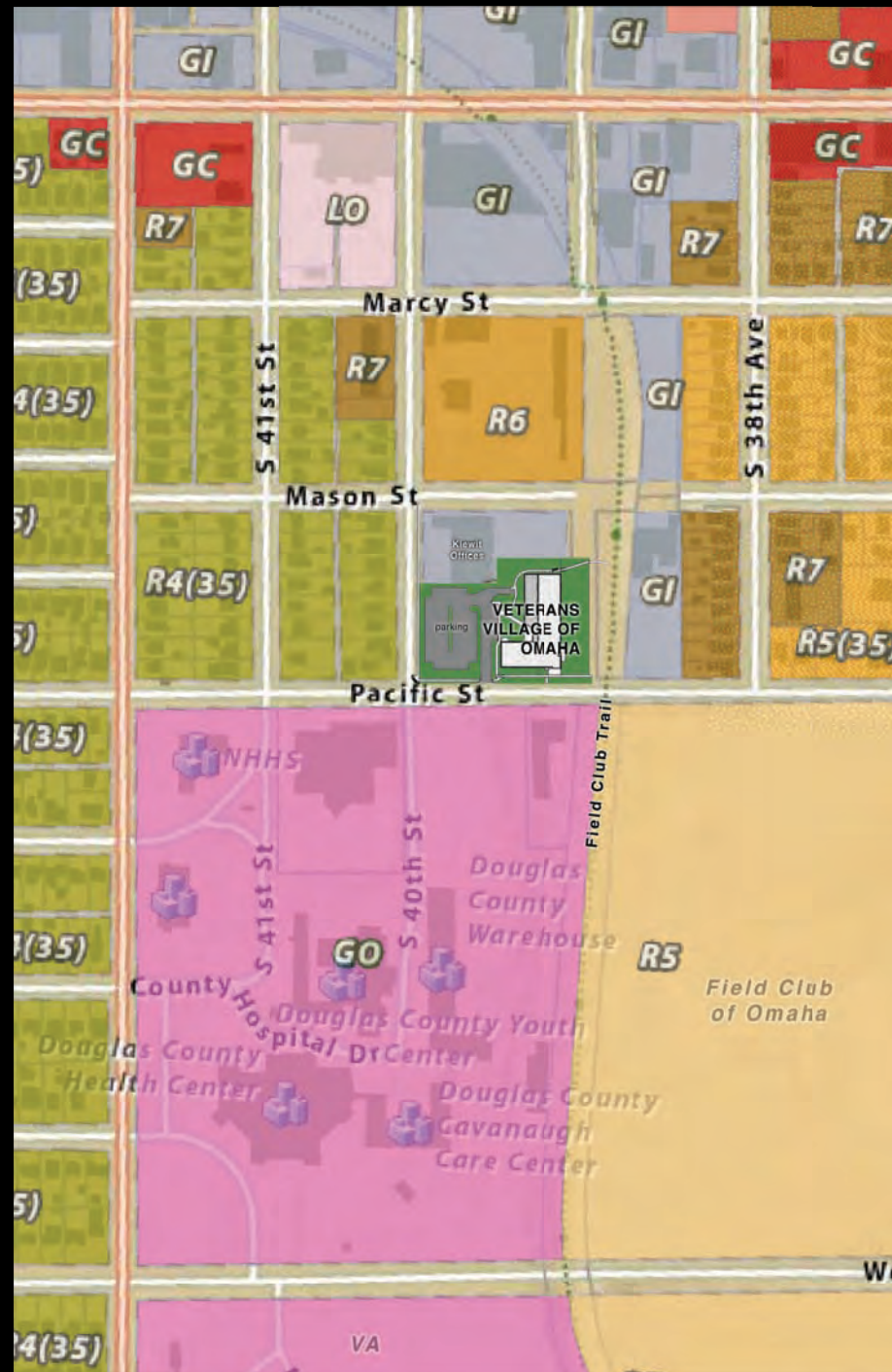
40<sup>th</sup> & Pacific  
Omaha, Nebraska





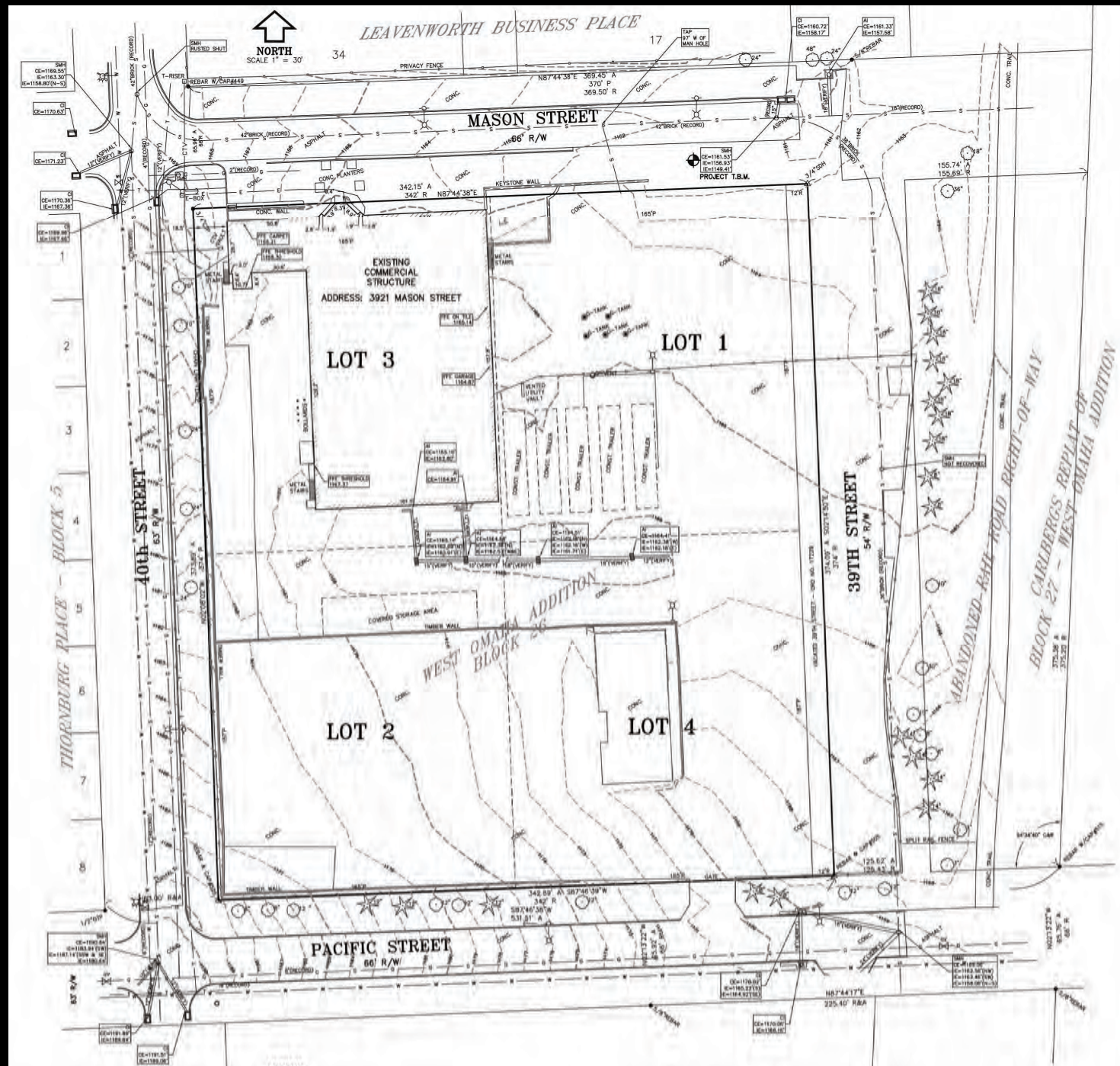


## Neighborhood Context



Zoning Map





Existing Conditions





# Site Plan

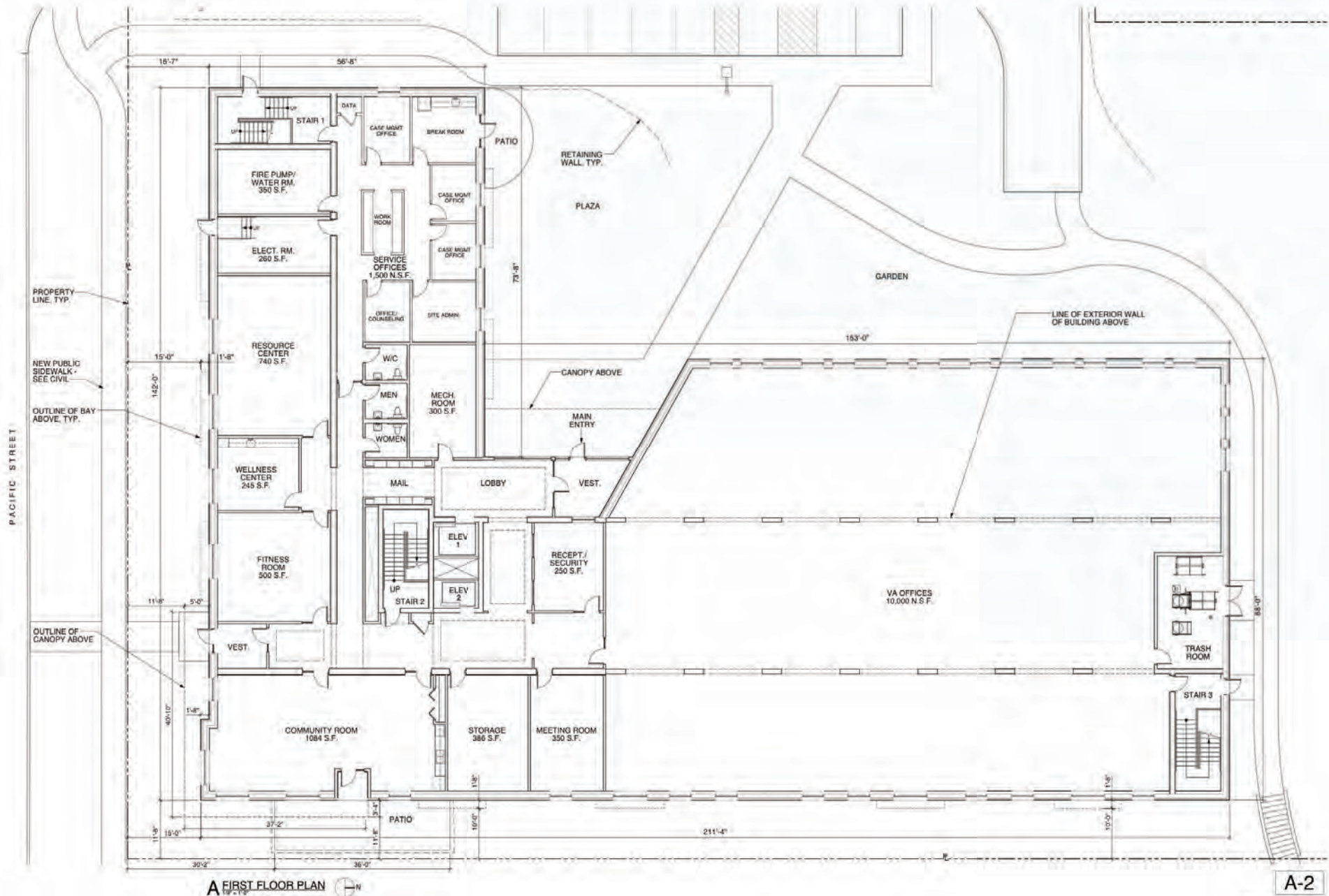
# What is proposed?

- Subdivide the 3 acre property into 2 lots.
- Rezone the southern portion to R7 in order to allow residential use.
- By rezoning to R7, the building will be half the size of what is allowed by the current General Industrial zoning. Veterans Village will have building setbacks that are comparable or greater than the requirements for the current zoning district.
- The proposed use is a much lower intensity of use than uses that are currently permitted as-of-right on the property.

# What is proposed?

- Construct a 4 story building that will contain supportive service and resident common spaces along with 10,000 SF of office space for the VA on the first floor. 75 apartments for the American Veterans will be located on floors 2, 3 & 4.
- 80 parking spaces will be provided on the site, along with 9,000 SF of outdoor recreation area at the rear of the building.
- Add public sidewalks along both 40<sup>th</sup> and Pacific Streets.
- Replace over 10,000 SF of existing pavement adjacent to the trail with green space.
- Add 34,000 SF of green space to the entire area of development.



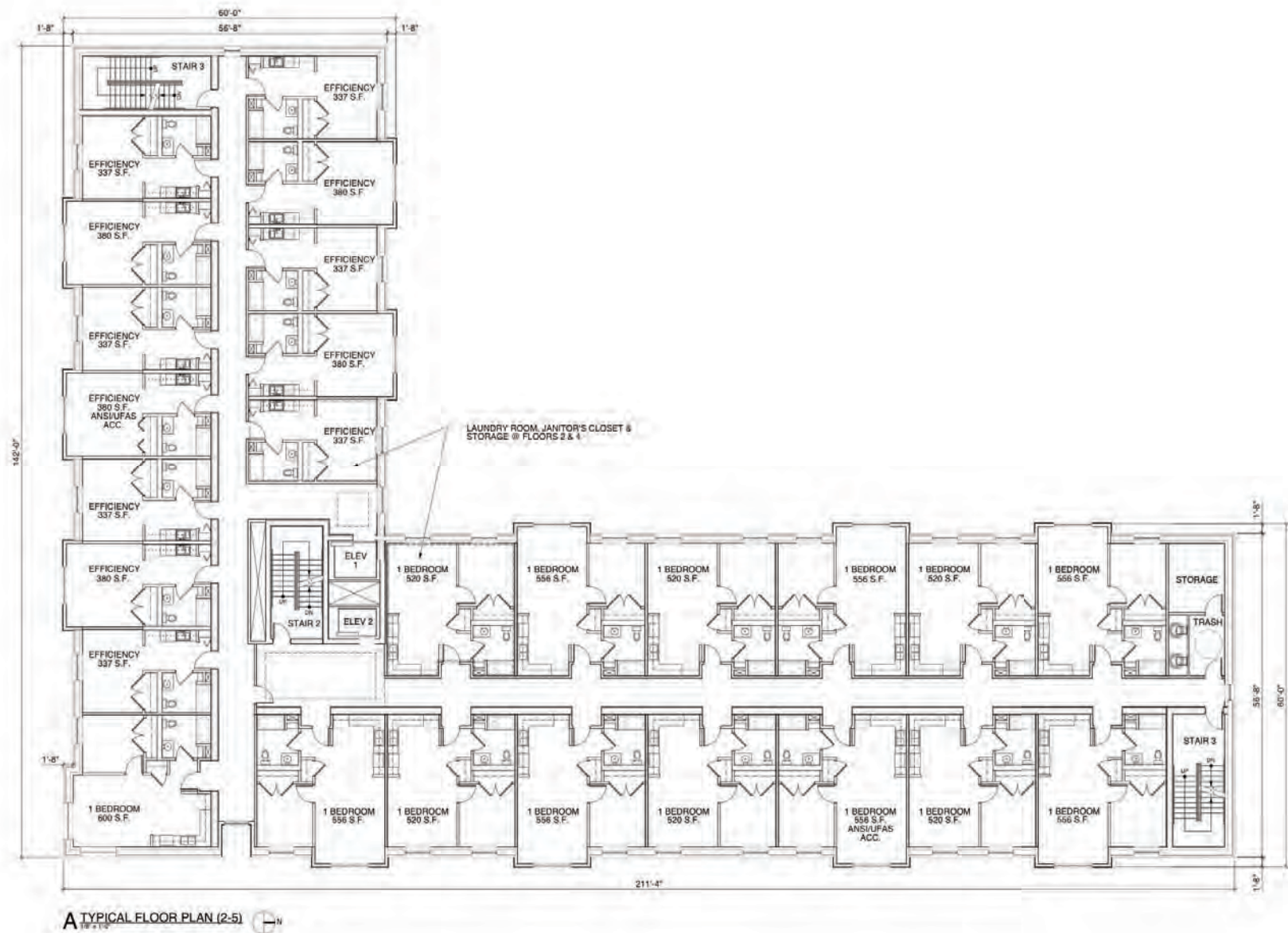


August 6, 2010  
 Volunteers of America, Dakotas  
 P.O. Box 69508  
 Sioux Falls, SD 57109

DRIFT - NOT FOR CONSTRUCTION  
 © 2010 Worn Jarabek Architects, P.C.  
**WORN JARABEK ARCHITECTS, P.C.**  
 212 West Superior, Suite 600  
 Chicago, IL 60654

# First Floor Plan





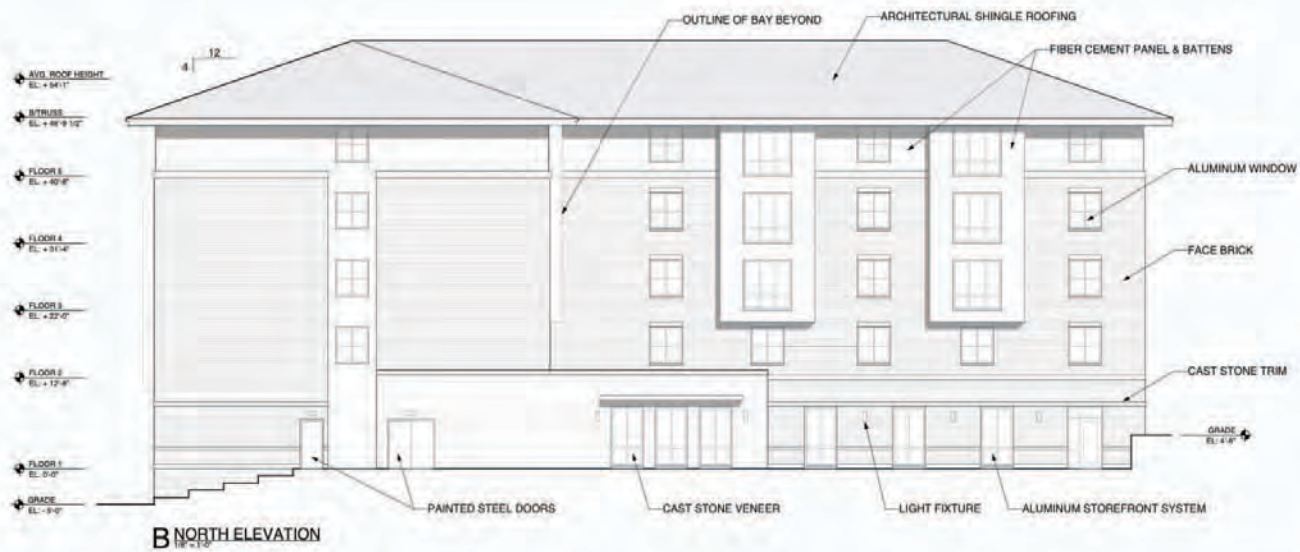
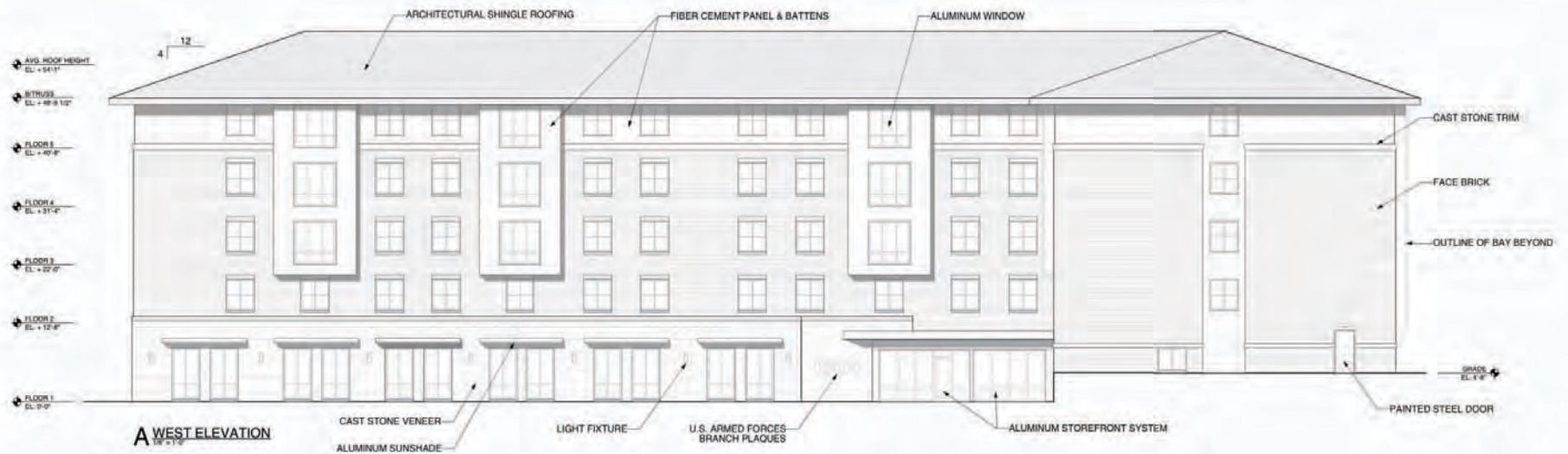
A-3

August 6, 2010  
Volunteers of America, Dakotas  
P.O. Box 89306  
Sioux Falls, SD 57109

**Veterans Village of Omaha**  
40th & Pacific Streets  
Omaha, NE 68105

DRAFT - NOT FOR CONSTRUCTION  
©2010 Worn Jerabek Architects, P.C.  
**WORN JERABEK ARCHITECTS, P.C.**  
212 West Superior Suite 600  
Chicago, IL 60654

# Typical Residential Floor Plan



NOTE: ELEMENTS AND MATERIALS NOTED ARE TYPICAL THROUGHOUT ELEVATIONS.

A-5

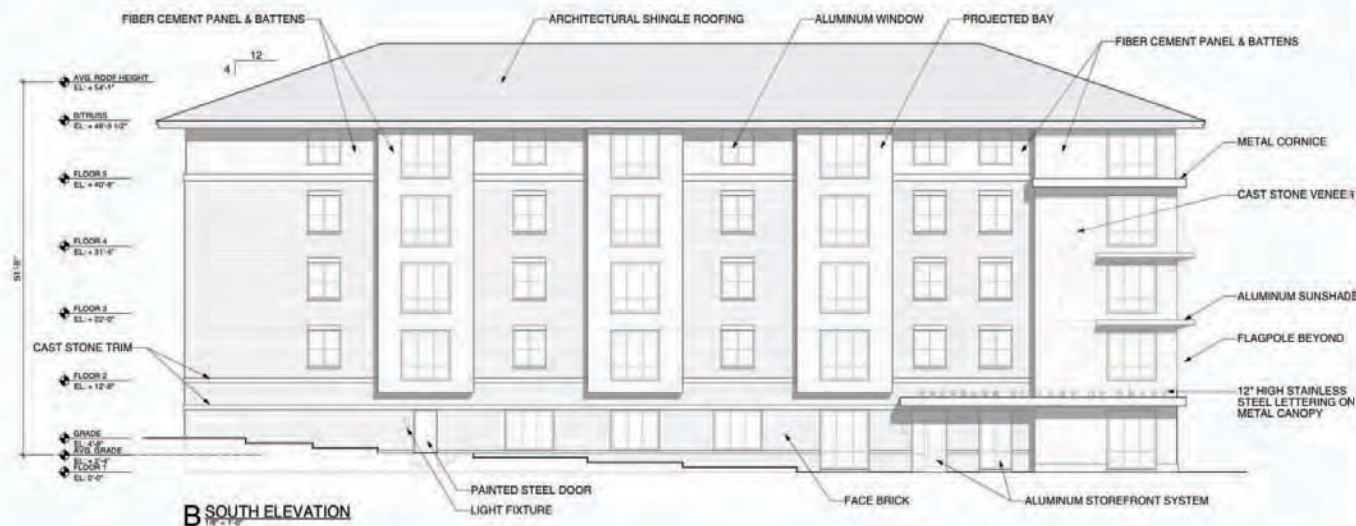
August 5, 2010  
Volunteers of America, Dakotas  
P.O. Box 89508  
Sioux Falls, SD 57109

Veterans Village of Omaha  
40th & Pacific Streets  
Omaha, NE 68105

DRAFT - NOT FOR CONSTRUCTION  
© 2010 Worn Jerabek Architects, P.C.  
WORN JERABEK ARCHITECTS, P.C.  
212 West Superior, Suite 600  
Chicago, IL 60654

# North & West Elevations





NOTE: ELEMENTS AND MATERIALS NOTED ARE TYPICAL THROUGHOUT ELEVATIONS.

A-4

August 6, 2010  
Volunteers of America, Dakotas  
P.O. Box 69306  
Sioux Falls, SD 57109

Veterans Village of Omaha  
40th & Pacific Streets  
Omaha, NE 68105

DESIGN: NOT FOR CONSTRUCTION  
© 2010 Worn Jerabek Architects, P.C.  
WORN JERABEK ARCHITECTS, P.C.  
212 West Superior, Suite 600  
Chicago, IL 60654

# East & South Elevations



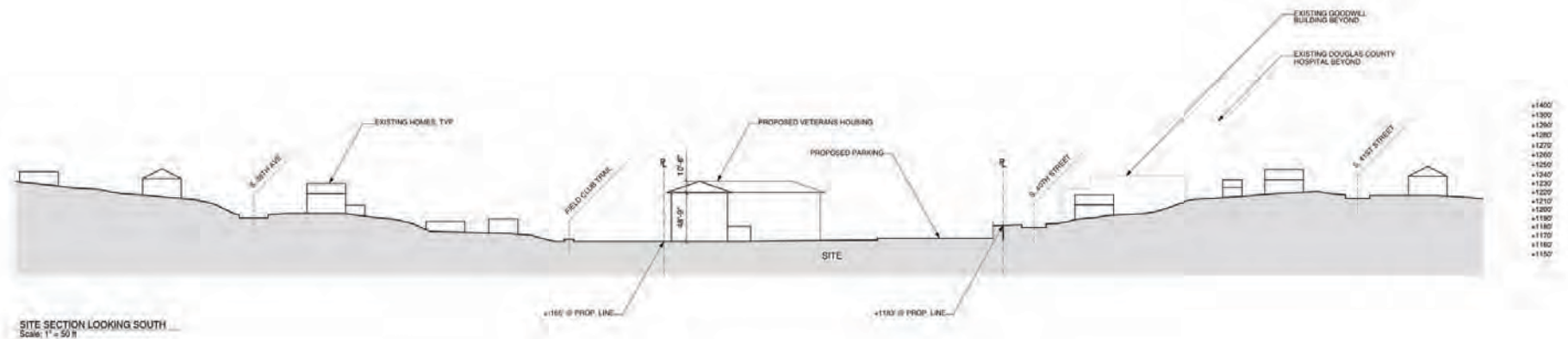


Front Perspective





Rear Perspective



August 16, 2010  
 Volunteers of America, Dakotas  
 P.O. Box 69306  
 Sioux Falls, SD 57109

Veterans Village of Omaha  
 40th & Pacific Streets  
 Omaha, NE 68105

DRAFT - NOT FOR CONSTRUCTION  
 © 2010 Worn Jernabek Architects, P.C.  
 WORN JERNABEK ARCHITECTS, P.C.  
 212 West Superior Suite 600  
 Chicago, IL 60654

Site Section





Looking east along Pacific - before





Looking east along Pacific - after





Looking east from 40<sup>th</sup> - before





Looking east from 40<sup>th</sup> - after





Looking north down trail - before





Looking north down trail - after





Looking south from trail- before





Looking south from trail- after





Looking southwest from trail - before





Looking southwest from trail - after





Looking west along Pacific - before





Looking west along Pacific - after





Looking west along Pacific - before





Looking west along Pacific - after



# Veterans Village of Omaha

